

Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council held at Chidham & Hambrook Village Hall on 14th March 2017 at 7.00 p.m.

Present: Cllr Linda Wilkinson (Chairman) Cllr Ina Littlefield
Cllr Geoffrey Hyde Cllr Cliff Archer
Cllr Andy Collins Cllr Jane Towers

17 members of the public
2 representatives from the developers/site owners at Greenacre Nursery Chidham
Penny Plant, District Councillor

068 Apologies for absence

Apologies were received from Cllr Jacky Sheppard.

069 Declarations of Disclosable Pecuniary Interests, if any:

- a) There were no declarations of interest
- b) There were no dispensation requests

070 Minutes

Resolved that the Minutes of the Planning Meeting held on 21st February 2017 be approved as a correct record and signed by the Chairman.

071 Open Forum

No representations were made from members of the public

Planning Applications

072 CH/16/04132/OUT - Case Officer: - Katherine Rawlins - Lge Scale Maj Dev - Dwellings
Greenacre (Chidham) Ltd
Greenacre Nursery Main Road Chidham PO18 8TP
Reuse of previously developed land for residential development of 10 no. dwellings and associated works.

Access to the site was available for accompanied site visits prior to the Meeting for both Parish Councillors and local residents and this offer was taken up by around a dozen people. Site plans and accompanying documents were also available to view at the Village Hall from 6.30pm.

Nineteen local residents attended the Meeting for this item, together with Councillor Penny Plant, Chichester District Council, and two representatives on behalf of the site owners/developers.

Three representations in favour of the development (including one from the developers) and two representations against the development were heard by the Planning Committee prior to its consideration of the Planning Application.

Chidham & Hambrook Parish Council SUPPORTED this outline planning application for reuse of previously developed land for residential development.

The Parish Council commented that the site plans submitted with this outline planning application represented, in its view, an optimum development of the site in respect of number of properties, site layout and mix of 2,3 and 4 bedroomed properties. It clearly stated that it hoped that the application for full planning permission on this site will be equally sympathetic to the varied constraints of this unique site. The Developers were thanked for arranging the site visit and for their representation at the Meeting.

The Meeting was adjourned for a five-minute break whilst the members of the public and the representatives from the developers left the Meeting. The Meeting reconvened at 8.10pm.

076 Variation of S106 Agreement to BO/15/02436/FUL

Application of 30 dwelling units, community allotment and orchard, informal open space Wakeford's Field, Broad Road, Hambrook, Chidham, West Sussex

With the agreement of the Chairman consideration of this planning application was brought forward. The Parish Council considered this application to vary the S106 agreement and determined that the total provision of six affordable rented units must remain in place and of the mix and size originally stated, to include the 2 x three bedroom houses. It was noted that there is a significant current shortfall in affordable three bedroomed rented properties available in the Parish and the Parish Council considered that these two x three bedroomed properties must remain in the rental sector.

The current 'Intermediate Housing Provision', whilst included under the "Affordable Dwelling Units" allocation in the existing S106 Agreement, consisted of 3 x three bedroom houses which were currently being marketed at £262,000 for 75% of the ownership of the property with the remaining 25% remaining in the ownership of Landspeed (Mildren Homes). The Parish Council considered that these properties were significantly less 'affordable' by definition than those being marketed on developments elsewhere in the Chichester Area, including those on the adjacent Taylor Wimpey site. It did not wish to see a variation to the S106 Agreement which would see the two x three bedroomed properties in question being transferred for sale under a similar contract and for a similar market value.

It was noted that the Parish Council had strong reason to be cautious of any variation to an existing S106 Agreement which was proposed in respect of this development.

Chidham & Hambrook Parish Council STRONGLY OBJECTED to any variation in the size, mix and, most importantly, tenure of the "Affordable Dwelling Units" currently detailed under the current S106 Agreement.

Penny Plant, District Councillor left the Meeting following consideration of this Application by the Planning Committee.

074 Application Number 2

CH/17/00169/DOM

Aubrey Cottage Cot Lane Chidham PO18 8SU

Two storey extension to rear and move staircase. Restore existing west dormer.

The Parish Council raised no objection to this Planning Application.

075 Application Number 3

CH/17/00170/LBC

Aubrey Cottage Cot Lane Chidham PO18 8SU

Two storey extension to rear and move staircase. Restore existing west dormer.

The Parish Council raised no objection to this Planning Application.

076 Application Number 4

CH/17/00604/DOM

8 Broad Meadows Broad Road Nutbourne PO18 8SN

Single storey rear extension.

The Parish Council raised no objection to this Planning Application.

077 Planning Appeals

There were no Planning Appeals to be considered

078 Planning Decisions

The Planning Decisions were noted.

079 Date of Next Meeting

It was noted that the next Planning Committee meeting would be on Tuesday, 4th April at 7.00 pm in Chidham & Hambrook Village Hall. The time of these meetings had now been changed to a 7.00pm start.

(Chairman)

(Date)

